



**NOTICE OF AVAILABILITY of the
RESPONSES TO COMMENTS on the
DRAFT FOCUSED EIR
for the WINTERS HIGHLANDS PROJECT**

DATE: January 3, 2006
TO: Interested Agencies and Individuals
FROM: City of Winters Community Development Department

Copies of the Responses to Comments on the Draft Focused Environmental Impact Report (DEIR) for the Winters Highlands project are now available for review. More information on the public hearing process is provided below.

The project site is located north of Grant Avenue along Moody Slough Road (County Road 33) in the northwestern portion of the City of Winters. The project site totals 102.6 acres comprised of APNs 030-220-17 (48.1 acres), 030-220-19 (21.0 acres), and 030-220-33 (33.5 acres) located south of Moody Slough Road, east of the westerly City limits, and north of the existing Dry Creek subdivision.

The project is a proposed residential subdivision of 102.6 acres to create 413 single-family lots (including 36 "duplex" lots) on 49.49 acres, a 2.01 acre multifamily lot on which 30 apartments will be developed, a 10.63 acre park site (plus a proposed 10,000 square foot well site), and a 7.43 acre wetlands/open space area, an exchange parcel of 0.04 acres to the Callahan property to the south; and 32.81 acres in public roads.

The following approvals are needed from the City: 1) CEQA clearance; 2) Exclusion from the West Central Master Plan; 3) Approval of the Winters Highlands Development Agreement; 4) Approval of various General Plan Amendments; 5) Approval of various Rezoning; 6) Approval of the Tentative Subdivision Map; 7) Approval of a Lot Line Adjustment; 8) Amendment the Rancho Arroyo Storm Drain District Master Plan; 9) Amendment of the Circulation Master Plan; and 10) Amendment of the Bikeway System Master Plan.

The City and its consultant, Ted Winfield & Associates, have prepared a Responses to Comments document that addresses comments received on the Draft Focused EIR during the formal comment period. The Responses to Comments document and the Draft EIR together comprise the Final Environmental Impact Report (EIR) for the project. The City must consider the information contained in the Final EIR when deliberating the project. Following certification of the Final EIR, the City may take final action on the project.

The Responses to Comments document is now available for public review at the public counter of the Community Development Department at City Hall located at 318 First Street, Winters, California 95694. The document will also be made available online at the City's website (www.cityofwinters.org) under the Community Development Department tab (Reports & Publications option).

A **public workshop** for the Winters Highlands project is scheduled before the Planning Commission and City Council on January 11, 2006 at 7:30 at the Community Center located at 201 Railroad Avenue, Winters, California 95694.

A **public hearing before the Planning Commission** is scheduled for February 9, 2006 at 7:30 in the City Council Chambers at City Hall located at 318 First Street, Winters, California 95694. At this hearing it is anticipated that the Commission will make their final recommendation to Council regarding the project.

A **public hearing before the City Council** is scheduled for February 21, 2006 at 7:30 in the City Council Chambers at City Hall located at 318 First Street, Winters, California 95694. At this hearing it is anticipated that the Council will take a final action on the project.

There will be no transcription of comments at these meetings. Should this be desired separate arrangements must be made. In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the City Community Development Department at (530) 795-4910 x114. Please make your request as early as possible, and at least one-full business day before the start of the meeting.

For more specific questions about the project please Heidi Tschudin, Contract Planner, at (916) 447-1809; or Dan Sokolow, Community Development Director, (530) 795-4910 x 114.